



2012

PRELIMINARY REPORT AND RECOMMENDATION FOR THE DISPOSITION OF A PORTION OF PMA NO. 9050 – North Kent Highlands Property



Prepared for Seattle Public Utilities

By: R Gholaghong

City of Seattle /

10/2/2012

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PRELIMINARY RECOMMENDATION REPORT
REUSE AND DISPOSAL OF EXCESS PROPERTY
A Portion of PMA No. 9050

Resolution 29799 directs that the Executive is to make its recommendations on the reuse or disposal of excess property on a case by case basis, using *the Procedures for Evaluation of the Reuse and Disposal of the City's Real Property* adopted by that resolution. Additionally, the Resolution identifies guidelines, which are to be considered in making a recommendation. This report addresses each of the guidelines outlined in Resolution 29799 in support of the recommendation. This report also follows those provisions of Resolution 30862, adopted May 1, 2006, that amended Resolution 29799.

Introduction

This report has been prepared by the Department of Finance and Administrative Services (FAS) Facilities Operation Division on behalf of the Seattle Public Utilities (SPU) Department. SPU is planning to obtain City Council approval for the disposition of a portion of Property Management Area (PMA) No. 9050, known as the North Kent Highlands Property. The portion to be sold is on the north side of S 231st Way made up of two distinct but contiguous county tax parcels, No's 7260200115 and 1522049065.

There is a portion of PMA No. 9050 which is disconnected from and to the south of the subject property and separated by S 231st Way under tax parcel 7260200115. The southern portion of PMA No. 9050 will be retained by SPU for continued municipal operations. The excess portion of North Kent Highlands was never used as a landfill and does not have the issues associated with property used for that purpose.

Property Management Area: a portion of **PMA No. 9050**

BACKGROUND INFORMATION

Legal Description: The legal description for this property, specifically parcel number 7260200115 is lengthy. For the full legal description go to the Section titled [Legal Description](#). The property location is within the South ½ of the NW ¼ of Section 15, Township 22N, Range 4 E., WM.

A request to segregate the northern portion of PMA No. 9050 from the portion south of S 231st Way was submitted to King County September 2012. It is anticipated that this will be complete before the property is marketed.

Physical Description and Related Factors: The portion of PMA No. 9050 which is excess to the needs of SPU and other City departments is roughly rectangular, for the most part, with a curved boundary on the south line which follows the north contours of S 231st Way between Military Road S to the west and Riverview Blvd S to the east. The property is approximately 324,403 sq ft or 7.45 Acres of open unimproved property with an elevation that slopes higher from southeast to northwest. There are panoramic territorial views to the southwest and a broad expanse of continues southern exposure. The property is located in the City of Kent on the boundary of the city of SeaTac which is immediately north and northwest of the subject; and near the city of Des Moines which is approximately .3 miles west. The site is located near a multitude of

major streets and arterial roads which provide quick access to neighboring areas. Interstate 5 (I-5) is approximately 1,300 feet west of the subject. There is a fringe of shrubby trees and bushes along the northern border.

The subject property is not located in a flood zone.

GUIDELINE A: CONSISTENCY

The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statutes and regulations.

The site was acquired in 1990 for solid waste system purposes. It was, at that time, part of a much larger chain of parcels. Much of that property was sold to the City of Kent to accommodate transportation improvements which allowed the construction of S 231st Street. Portions of the property were retained to serve as a buffer around the Landfill which was actively accepting municipal waste from 1968 until 1986 and is on the federal government's National Priorities (Superfund) List. The northern portion of PMA No. 9050 was never used as a landfill although it was used during landfill closure operations. There are two inactive monitoring wells on the site that are no longer needed. The site does not contain superfund deed restrictions.

The north and half of the northwest property's boundary is adjacent to Grandview Park, which is located in the City of SeaTac. Portions of Grandview Park were once a Nike Missile site. This area was used by the military until 2002 and is now a regional off leash dog park. There is still a perpetual easement which allows the United States Government to access the Nike site during times of emergency. However, as all weapons and corresponding infrastructure has been removed this easement is unlikely to be used. The eastern boundary is adjacent to unimproved land owned by the City of Kent.

GUIDELINE B: COMPATIBILITY AND SUITABILITY

The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans; as or in support of low-income housing and/or affordable housing; in support of economic development; for park or open space; in support of Sound Transit Link Light Rail station area development; as or in support of child care facilities, and in support of other priorities reflected in adopted City policies.

This property will be marketed jointly with excess City of Kent property adjacent to the east, for private development. The combined properties will have approximately 8.4 acres of buildable land. The majority of [wetland](#) and [wetland buffer](#) area is contained within parcel 7260200115.

By combining City of Seattle and City of Kent property the resulting assemblage will have access from S 231st Way and Riverview Blvd S. In addition there are plans to eventually extend S 231st Way further west to connect with other major north-south thoroughfares.

Context.

Kent is the sixth largest city in Washington State, covering 34 square miles, with a population of 118,200 and the fourth largest manufacturing and distribution center in the United States. Kent is located 18 miles

from both Seattle and Tacoma, with quick access to Interstate 5, State Route 167 and other major highways. SeaTac International Airport is seven miles away.¹

Population growth within the subject property's zip code of 98032 has been a robust 15% from 2000. The median age is 36.98 with a steep drop for ages 55 and beyond. The total population for zip code 98032 is 32,237 and population density of 1,868 people per square mile, which is low when compared to other the neighboring zip code 98031, which has 4,827 people per square mile. 29% of households have children and the average household size is 2.5. 48.2% of the population are renters, 44.3% are homeowners. The vacancy rate is 7.5%. The median income per household is \$50,477 and the majority of the workforce is in a white collar profession. A majority of the population, 60% has some college or higher level of education.²

Mixed use development which combines housing, green space, retail and service amenities with a variety of transportation options would be supported by the current demographics, which is younger and has a higher percentage of households with children. This would also appeal to older adults who choose to reside near services without having to be car dependent.

Property	Size	Description	Location relative to PMA
Parcel 15220-49066	611,787 sq ft	Portion of Kent Highlands	200 feet south
Parcel 2122049021	355,768 sq ft	Midway Landfill	1 mile southwest
Parcel 2122049025	406,300 sq ft	Midway Landfill	1 mile southwest
Parcel 2122049014	422,532 sq ft	Midway Landfill	1.3 miles southwest

Range of Options.

Excess property is defined as "real property that the Jurisdictional Department has formally determined it no longer needs for the Department's current or future use." Guiding principles for the reuse and disposal of excess real property states that "it is the intent of the City to strategically utilize real property in order to further the City's goals and to avoid holding properties without an adopted municipal purpose."

SPU determined that it does not need the subject property for utility services. Options for disposition of this subject property include A) retention by the City for a public purpose, B) negotiated sale with a motivated purchaser, or C) sale by competitive process. The following will explore City disposition options in greater detail:

- A) Retention by the City.** Other City Departments and Governmental agencies were notified that the excess property was available in June 19, 2012. No City Departments or other Governmental agencies express an interest in acquiring the property which is well outside of City limits. Due to location the site is not practical for priority City uses.
- B) Negotiated Sale:** A negotiated sale is typically recommended when the selection of a particular purchaser has specific benefits to the City, or when the parcel has limited development potential or use except to an adjacent property owner. Neither of these conditions pertains to the subject property.

¹ Source: <http://www.ci.kent.wa.us/live/>

² Source: Redfin 2012

- C) **Sale by Competitive Process:** Selling this property through a public bid offering or similar competitive process that reaches the greatest number of potential buyers and net the greatest return for the City is the preferred method of generating interest in the property. Sale of the subject property will be coordinated with sale of adjacent property owned by the city of Kent.

GUIDELINE C: OTHER FACTORS

The recommendation should consider the highest and best use of the property, compatibility of the proposed use with the physical characteristics of the property and with surrounding uses, timing and term of the proposed use, appropriateness of the consideration to be received, unique attributes that make the property hard to replace, potential for consolidation with adjacent public property to accomplish future goals and objectives, conditions in the real estate market, and known environmental factors that make affect the value of the property.

Highest and Best Use:

The concept of Highest and Best Use of a property is a key principle employed in real estate appraisal. The Highest and Best Use is generally defined as the reasonably probable and legal use that produces the highest property value. To be considered as the Highest and Best Use of a property, any potential use must pass a series of tests. The use must be:

• Legally permissible	• Physically possible
• Financially feasible	• Maximally productive

Typically in an analysis of *highest and best use*, two methods are used to determine a properties potential value. One bases the use as if the property is vacant, and assumes the site to be vacant and available for development. The other method is to analysis the property as improved, which takes into account improvements as they exist on the property.

Legally Permissible Use: What uses are permitted by zoning, deed or other similar restrictions?

The property is zoned to spur economic growth and allow maximum use of the property for business and residential purposes. Current zoning for this property is MCR, a new zoning designation for the City of Kent which allows development of multi-family, senior housing, office, retail, wholesale and other service type uses. Manufacturing is not allowed in this zone.

The property is located within a Transit Oriented Community land use area (TOC), in Midway Commercial/Residential (MCR) designated district and zoning, under the City of Kent’s Municipal Code, Chapter [15.03](#) which further describes the purpose of the zone to provide a place and create environmental conditions which will promote the location of dense and varied retail, office, residential, and recreational activities supported by rapid light rail and mass transit options with an pedestrian-oriented character. This has many elements of “Smart Growth” planning which advocates a concentration of mixed-use pedestrian friendly development which promotes the use of mass transit.

Physically Possible Use: To what use is it physically possible to put the site in question?

The size of the property will allow multiple uses as zoned. There is a significant wetland area on the City parcel which restricts development of the parcel. The wetland area has been delineated and the developable portions of the property are clearly represented. The proposal to market this property along with property owned by the city of Kent will allow a potential developer to use the wetland area as open space within more intensive development.

Financially Feasible Use: What possible and permissible uses will produce the required net rate of return on the investment and provide the requisite return on the land?

Given the current conditions in the real estate and capital markets, development of the site for multi-family, office, retail, and senior housing could provide an acceptable rate of return.

Maximally Productive Use: Among the financially feasible uses, what use produces the highest residual land value consistent with the rate of return by the market for that use, or, what use results in the highest value?

The highest and best use is for mixed-use residential and commercial development as zoned.

Compatibility with the physical characteristics:

Consolidating a portion of PMA No. 9050 with City of Kent property to the east and selling both for mixed use development is compatible with intended land use and zoning. The location is at the hub of a regional airport, major highways, arterials and freight lines as well as mass transit will enable good access to surrounding areas of people, goods and services. The location is also near major industries, such as Boeing, SeaTac, distribution warehouses in the Green River Valley. The property is adjacent to the Cities of Des Moines and SeaTac with easy access to Tacoma to the South, Seattle to the north and eastside communities via I-5 and Hwy 405 which are all within reasonable distance of the subject.

Compatibility with surrounding uses:

This area was once largely rural with a military installation in what is now Grandview Park. Much of the surrounding uses are for residential housing, or municipal uses. Property immediately north of the subject is park (Grandview Park), while properties immediately to the south are part of the closed landfill. Much of the property west of the subject is single family housing or vacant land, some of which are on larger lots. Continuing west along S 231st Way, which connects to Military Rd S there is a vehicle showroom (Poulsbo RV) and King County transit center which is the Kent/Des Moines Park-and-Ride.

Development northeast of the property is largely residential with single family housing in a development. There are single family homes on larger lots directly west of the property with park and green belt directly north. There is a commercial area along Military Rd S west of the subject.

Timing and Term of Proposed Use:

Future planning within the area is likely to increase traffic volumes on S 231st Street and S Military Road. Traffic flow at this location will be largely driven by Washington State Department of Transportation (WSDOT) final State Route 509 (SR-509) connections, which are in the initial stage of a multi-phase project. Eventually, a proposed I-5/SR-509 connection, known as the [I-5 – SR 509 Corridor Completion and Freight Improvement Project](#) is expected to provide greater shipping capacity from the Green River Valley to other points of commerce and transportation, such as sea and air ports, increase road safety and spur economic growth through jobs. This will provide a truck freight transportation route alternative to heavily used Interstate 5. The project timeline is not fixed due to uncertain funding.

With the recent revision of zoning from MR-G to MCR, there is a planned effort by the City of Kent to develop the area with more intensive uses which includes an expansion of residential and business growth. The proximity to Interstate 5 with future plans to enhance access will make this area a major hub or gateway into the City of Kent.

In coordinating the sale of contiguous excess properties owned by the Cities of Seattle and Kent within the area on the north side of S 231st Street and west of Riverview Boulevard (see [Assemblage of Properties Map](#) on page 14) there is a greater potential to attract a buyer who will develop the property for a mixture of retail and residential purposes. The assemblage of properties will have multiple accesses to S 231st Way and potential access to Riverview Boulevard. Areas immediately to the north, northeast and northwest have residential development which is fairly new and comparatively dense with multifamily units northwest of the property. It can be anticipated that retail use will benefit from a close source of consumers and easy street access.

Appropriateness of the consideration:

The market value of the assemblage of City of Seattle and Kent properties will be established by a real estate broker, appraiser, or other real estate expert. The properties will be jointly marketed through a real estate broker with the final price set by the market through an open competitive process.

Unique Attributes:

The portion of PMA No. 9050 excess to the needs of SPU is a relatively flat, largely open property surrounded by other large unimproved parcels and parkland. As mentioned before, this property has never been used for land fill purposes.

Potential for Consolidation with adjacent public property:

The long term goal is to combine a portion of PMA No. 9050 with adjacent properties owned by the City of Kent. These would then be marketed as a larger parcel for economically beneficial development. The cumulative total of consolidated land area will be 11.7 acres.

Conditions in the real estate market:

The real estate market has taken a significant downturn over the past four years on both the national and local markets. This can be attributed to a weakening global and domestic economy, an increase in unemployment, the cost of fuel, and a glut of distressed properties on the market, all which contribute to a slump in the real estate market and property values. On a macro level the global economy is still unstable with economic problems in Europe fueling speculation of a further downturn. It cannot be expected that prices will return to the height of the market in the near future.

Recent trends in the Puget Sound Region indicate that the area has weathered the economic downturn well. The region experienced the most deleterious effects later than other parts of the country and appears to be rebounding earlier than many, thus narrowing the period of economic malaise. With a broadening employment base, expected long-term activity from Boeing, and an improving housing market the outlook for the region appears relatively strong.

This improving economic climate is helping to promote household formation in the in the Puget Sound region, fueling the multi-family market. Individuals are lured to this region by a mix of blue-collar and high-paying job opportunities. Manufacturing jobs, spurred in part by Boeing's activity, bolster the area's lower-tier rental market, while tech hiring by firms such as Amazon and Microsoft foster a vibrant up-scale living environment in the core of Seattle. Metro-wide vacancy rates are at the lowest point since 2001, which encourages higher average rental rates.

In King County, the office investment activity is improving as well with all the key indicators moving in positive directions. Through July 2012 there have been 40 office transactions suggesting the number of sales may reach 2008 volumes when 71 deals closed.³ Two other key positive indicators are the price per square foot paid for existing buildings is continuing to increase and the capitalization rates investors are accepting are decreasing. This positive transaction data coupled with strong projected employment growth and business formation suggests the regional real estate market will be attractive for local, national, and international investors.

Known environmental factors:

The site, specifically parcel 7260200115 contains a significant amount of wetland area as identified on the [Wetland Delineation Map](#) on page 8 of this report. The combination of a portion of PMA No. 9050 with the adjacent City of Kent properties, which lay to the east of the subject, would provide a total of 8.4 acres of developable property with 3.3 acres of wetland and buffer area.

A recent site visit revealed two monitoring tubes, which are no longer needed and may be removed prior to sale of the property.

There is also a rock lined drainage ditch which runs north and south along the eastern border, which was dry at the time of visit August 2012. At the time of visit it was unclear if this ditch is actually on City of Seattle property. As mentioned previously, the property is not within a flood zone. The property has never been used as a landfill and is not needed for future landfill operations.

GUIDELINE D: SALE

The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.

The property was circulated to other City departments and non-City public entities on June 19, 2012. As of the respondent deadline of July 19, 2012 FAS did not receive any interest in the property as a result of the mailing.

PUBLIC INVOLVEMENT

On July 25, 2012 approximately 340 neighborhood notices were mailed to residences within a 1,000 foot radius of the subject property.

The deadline to respond to the neighborhood notices was August 24, 2012. To date a total of 2 responses have been received. One respondent noted the change in character of the neighborhood, from rural to more dense development. This respondent mentioned the impact traffic would have if the site is developed for multifamily use only. He stated that the land could be divided into larger private lots in order to support housing in the area, take advantage of the views of Mt. Rainier and allow green space for outdoor recreation. He is opposed to commercial development with small apartments sandwiched in as this would contribute to congestion and overburden schools and emergency services.

The other respondent asked to be kept informed throughout the process.

³ Real Capital Analytics, Heartland

RECOMMENDATION

The Department of Finance and Administrative Services supports the recommendation of Seattle Public Utilities to sell this underutilized portion of property. Due to some of the environmental constraints marketing this property with adjacent property owned by the City of Kent will maximize PMA No. 9050's marketability. If for some reason coordination with the City of Kent does not take place the Department recommends continuing the disposition process and sell the property as is.

THRESHOLD DETERMINATION

The Disposition Procedures provide that FAS assesses the complexity of the issues on each excess property following the initial round of public involvement. The purpose of this analysis is to structure the extent of additional public input that should be obtained prior to forwarding a recommendation to the City Council. The Property Threshold Determination Form prepared for PMA No. 9050 is on page 11 of this report. Based on total points awarded on the [PROPERTY REVIEW PROCESS DETERMINATION FORM](#) and initial public comment this is a "Simple Disposition".

NEXT STEPS

FAS will provide a copy of this Preliminary Report to the Real Estate Oversight Committee (REOC), to all City Departments and Public Agencies that expressed an interest in the Excess Property, as well as members of the public who responded to the Initial Public Notice or subsequent information. Comments will be considered on the Preliminary Report for 30 days after mailing. FAS will also post a large public notice sign visible on street frontage near the Excess Property and viewable by drivers and walkers. The sign will list the recommendation and advise readers how to provide comments or obtain additional information.

Seattle Public Utilities will provide a copy of the Preliminary Report with any legislation necessary to implement the recommendation for the excess property. As required by RCW 35.94.040 for utility property, there will be a public hearing on the proposed sale of the property before Council Review.

FAS will continue to take public comment, and share that information with the City Council, until the Council holds the public hearing and votes on the legislation.

<u>PROPERTY REVIEW PROCESS DETERMINATION FORM</u>		
<p>Property Name: North Kent Highlands Address: Near the intersection of S 231st Street and Military Road S PMA ID: 9050 Subject Parcels: 1522049065 and portion of 7260200115 Dept./Dept ID: Seattle Public Utilities Current Use: Vacant Area (Sq. Ft.): 324,403 Zoning: MCR Assessed Value: \$648,782 (based on 2012 tax assessment adjusted for size) Est. Value: \$650,000</p>		
PROPOSED USES AND RECOMMENDED USE		
<i>Department/Governmental Agencies:</i> City of Kent	<i>Proposed Use:</i> Coordinate sale of City of Seattle property with adjacent property owned by the City of Kent and sell to a private developer	
<i>Other Parties wishing to acquire:</i> none	<i>Proposed Use:</i> N/A	
RES'S RECOMMENDED USE: Sale for private development		
PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)		
1.) Is more than one City dept/Public Agency wishing to acquire?	<input checked="" type="checkbox"/> No / Yes	15
2.) Are there any pending community proposals for Reuse/ Disposal?	<input checked="" type="checkbox"/> No / Yes	15
3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options?	<input checked="" type="checkbox"/> No / Yes	15
4.) Will consideration be other than cash?	<input checked="" type="checkbox"/> No / Yes	10
5.) Is Sale or Trade to a private party being recommended?	No / <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> 25
6.) Will the proposed use require changes in zoning/other regulations?	<input checked="" type="checkbox"/> No / Yes	20
7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000?	No / <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> 10
8.) Is the estimated Fair Market Value over \$1,000,000?	<input checked="" type="checkbox"/> No / Yes	45
Total Number of Points Awarded for "Yes" Responses:		35
Property Classification for purposes of Disposal review: <input checked="" type="checkbox"/> Simple / Complex (circle one) (a score of 45+ points results in a "Complex" classification)		
Signature: Richard Gholaghong Department: Finance and Administrative Services Date: September 28, 2012		

Site Pictures



View looking East



Looking East along S 231st Street towards Riverside Blvd connector



Looking north from the property – flora may indicate the presence of wetland



Posts and drainage ditch along the east boundary



Looking south towards landfill



Facing south



Facing west on S 231st



View facing south

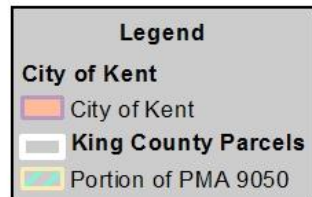


City of Seattle

Property Map

Portion of PMA 9050 Kent Highlands Landfill

Tax Parcels:
1522049065
and the north
portion of 7260200115



0 115 230 460 Feet



Wetland Delineation Map



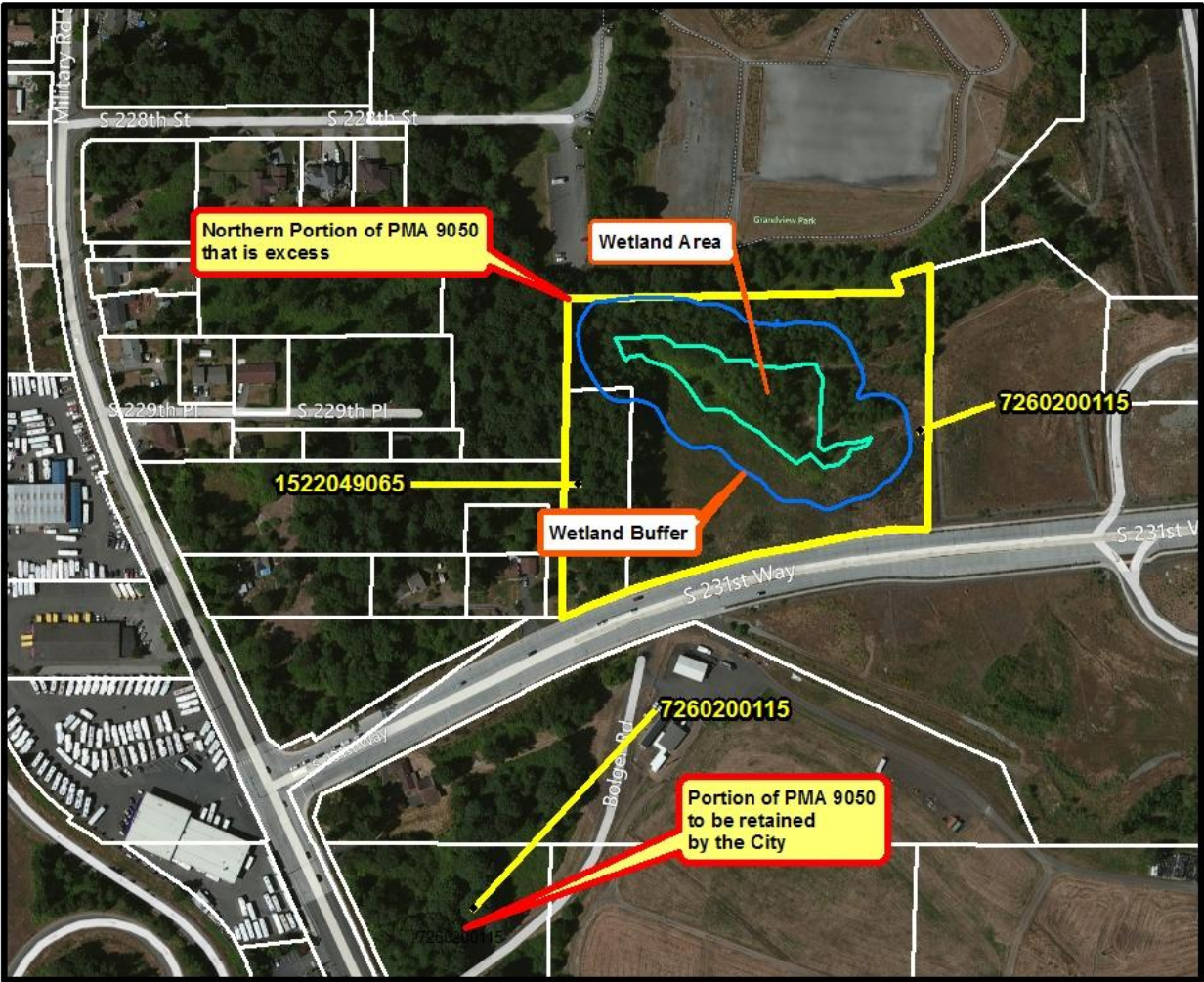
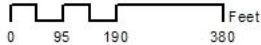
City of Seattle

Portion of PMA 9050
Kent Highlands Landfill - Wetland Delineation

Tax Parcels:
1522049065
and the north
portion of 7260200115

Legend

- King County Parcels
- PMA 9050 - Portion of Excess



Department of Finance and Administrative Services
Real Estate Services, RJ Gholaghong - April 2012
No Guarantee of any sort is implied, including accuracy,
completeness, or fitness for use.

Assemblage of Properties Map



Legal Description

The legal description of the herein described property has been amended to read as follows:

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;
THENCE NORTH 88°18'20" EAST ALONG THE NORTH LINE THEREOF 875.01 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF OLD MILITARY ROAD AS NOW REVISED AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 26°44'20" EAST ALONG SAID EASTERLY MARGIN 446.99 FEET;
THENCE NORTH 88°18'20" EAST 253.68 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 0°56'45" WEST ALONG SAID EAST LINE 405.00 FEET;

Date: **August 06, 2012**

File No.: **PAK1157391 (ceg)**

THENCE SOUTH 88°18'20" WEST 448.19 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF KENT BY DEED RECORDED UNDER RECORDING NUMBER 20060622000323.

(ALSO BEING KNOWN AS A PORTION OF TRACTS 19 AND 20, RICHARDS HY-LINE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 879.74 FEET;
THENCE SOUTH 40°21'00" EAST 203.85 FEET;
THENCE SOUTH 00°57'00" EAST TO A POINT 248 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 75°00'00" WEST 167.4 FEET;
THENCE SOUTH 20°00'00" EAST 32.72 FEET;
THENCE WEST 600 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 00°56'45" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 385 FEET TO THE CENTERLINE OF THE OLD LOGGING ROAD AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°56'45" WEST 445 FEET;
THENCE NORTH 88°18'20" EAST 120 FEET;
THENCE SOUTH 00°56'45" EAST 356.01 FEET TO THE CENTERLINE OF SAID OLD LOGGING ROAD
THENCE SOUTH 52°00'40" WEST ALONG SAID CENTERLINE 150.33 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 89°00'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 430 FEET;
THENCE SOUTH 40°21'00" WEST 203.85 FEET;
THENCE SOUTH 00°57'00" EAST 93 FEET;
THENCE NORTH 75°00'00" EAST 110.56 FEET;
THENCE SOUTH 51°00'00" EAST 158.37 FEET;
THENCE SOUTH 03°00'00" WEST 197.46 FEET;
THENCE NORTH 88°18'20" 347.02 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Date: **August 06, 2012**

File No.: **PAK1157391 (ceg)**

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH $01^{\circ}11'45''$ EAST 2628.00 FEET DISTANT, AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH $01^{\circ}19'23''$ WEST 2630.04 FEET DISTANT;
THENCE SOUTH $89^{\circ}51'38''$ EAST, ALONG THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15, A DISTANCE OF 897.77 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE NORTH $24^{\circ}44'21''$ WEST 53.34 FEET;
THENCE NORTH $20^{\circ}12'27''$ EAST 43.53 FEET TO A POINT ON A 1340.00 FOOT RADIUS, CIRCULAR CURVE TO THE LEFT, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH $24^{\circ}42'56''$ WEST;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $2^{\circ}23'08''$, AN ARC DISTANCE OF 55.79 FEET TO A POINT OF TANGENCY;
THENCE NORTH $62^{\circ}53'56''$ EAST 355.76 FEET TO A POINT OF TANGENCY
1960.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}00'58''$, AN ARC DISTANCE OF 342.64 FEET,
THENCE SOUTH $65^{\circ}09'08''$ EAST 615.63 FEET;
THENCE SOUTH $23^{\circ}56'42''$ EAST 162.95 FEET TO THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15;
THENCE SOUTH $89^{\circ}51'38''$ WEST ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH $01^{\circ}11'45''$ EAST 2,628.00 FEET DISTANT, AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH $01^{\circ}19'23''$ WEST 2,630.04 FEET DISTANT;
THENCE SOUTH $89^{\circ}51'38''$ EAST, ALONG THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15, A DISTANCE OF 897.77 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE NORTH $24^{\circ}44'21''$ WEST 53.34 FEET;
THENCE NORTH $20^{\circ}12'27''$ EAST 43.53 FEET TO A POINT ON A 1,340.00 FOOT RADIUS, CIRCULAR CURVE TO THE LEFT, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH $24^{\circ}42'56''$ WEST;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $2^{\circ}23'08''$, AN ARC DISTANCE OF 55.79 FEET TO A POINT OF TANGENCY;
THENCE NORTH $62^{\circ}53'56''$ EAST 355.76 FEET TO A POINT OF TANGENCY WITH A 1,960 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}00'58''$, AN ARC DISTANCE OF 342.64 FEET;
THENCE SOUTH $65^{\circ}09'08''$ EAST 615.63 FEET;
THENCE SOUTH $23^{\circ}56'42''$ EAST 162.95 FEET TO THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15;
THENCE SOUTH $89^{\circ}51'38''$ EAST, ALONG SAID CENTER OF SECTION LINE, 449.78 FEET TO THE CENTER OF SAID SECTION 15;
THENCE NORTH $00^{\circ}45'27''$ EAST, ALONG THE NORTH SOUTH CENTER OF SECTION LINE OF SAID SECTION 15, A DISTANCE OF 340.02 FEET TO THE NORTH LINE OF THE SOUTH 340.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE SOUTH $89^{\circ}51'38''$ EAST, ALONG SAID NORTH LINE, 325.02 FEET TO THE EAST LINE OF THE WEST 325.00 FEET OF SAID NORTHEAST QUARTER;
THENCE NORTH $00^{\circ}45'27''$ EAST, ALONG SAID EAST LINE, 185.01 FEET TO THE NORTH LINE OF THE SOUTH 525.00 FEET OF SAID NORTHEAST QUARTER;

Date: **August 06, 2012**

File No.: **PAK1157391 (ceg)**

THENCE SOUTH 89°51'38" EAST, ALONG SAID NORTH LINE, 855.38 FEET TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF KENT BY QUIT CLAIM DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20020829000359; THENCE NORTH 35°03'17" WEST, ALONG SAID SOUTHWESTERLY LINE, 142.1 81 FEET TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 55°45'57" WEST 257.43 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT; THENCE NORTH 89°51'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 882.09 FEET TO THE NORTH SOUTH CENTER OF SECTION LINE OF SAID SECTION 15 AND AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT AND SAID NORTH SOUTH CENTER OF SECTION LINE, NORTH 00°45'27" EAST 26.30 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT; THENCE SOUTH 89°10'13" WEST, ALONG THE BOUNDARY OF SAID TRACT, 341.94 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 03°51'53" EAST, ALONG THE WEST BOUNDARY OF SAID TRACT AND ITS NORTHERLY PROLONGATION, 197.49 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF TRACT "R" AS SHOWN IN THAT CERTAIN RECORD OF SURVEY ON FILE UNDER KING COUNTY RECORDING NUMBER 19991123900001; THENCE NORTH 50°08'07" WEST, ALONG SAID SOUTHERLY BOUNDARY, 158.37 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 75°51'53" WEST 213.39 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°51'59" WEST, ALONG SAID WEST LINE, 474.22 FEET; THENCE SOUTH 84°31'32" WEST 40.98 FEET TO A POINT OF TANGENCY WITH A 2,050.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°03'57", AN ARC DISTANCE OF 646.38 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 00°58'32" EAST, ALONG SAID EAST LINE, 3.60 FEET TO THE NORTH LINE OF THE SOUTH 415.00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°51'38" WEST, ALONG SAID NORTH LINE, TO THE CENTERLINE OF A LOGGING ROAD AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 8304010596; THENCE SOUTHWESTERLY, ALONG SAID LOGGING ROAD CENTERLINE, TO THE NORTHEASTERLY RIGHT OF WAY LINE MILITARY ROAD SOUTH; THENCE SOUTH 24°44'21" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF TRACT 20, IN THE UNRECORDED PLAT OF RICHARDS HY-LINE ACRES, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°44'01" WEST 876.63 FEET DISTANT; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, SOUTH 24°44'21" EAST 446.89 FEET TO THE SOUTH LINE OF THE NORTH 405.00 FEET OF SAID UNRECORDED PLAT; THENCE SOUTH 89°44'01" EAST, ALONG SAID SOUTH LINE, 22.07 FEET TO A POINT WHICH BEARS SOUTH 24°44'21" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 24°44'21" WEST 449.09 FEET TO THE TRUE POINT OF BEGINNING.